

**Planning and Zoning Commission
Minutes of March 21, 2019**

Commissioners Present: Chairman Hal Lawler, Richard Warren, Nick Barrera, Mark Follis, Karen Wheeler-Hall, Christina Tschappatt, Jo Ann Pitzer, Trey Kendrick, Lou Ann Martin

Commissioners Absent: None

City Staff Present: Assistant City Attorney Clark Askins, Planning Director Teresa Evans, City Planner Ian Clowes, Planning Technician Chase Stewart, City Engineer Lorenzo Wingate

1. CALL TO ORDER: (6:03pm)

Chairman Lawler called the meeting to order at 6:03 p.m.

2. ROLL CALL OF MEMBERS:

All Commission Members were present for the meeting

3. Consider Approval of Meeting Minutes:

a) February 21, 2019 Minutes

Motion by Commissioner Kendrick to approve the proposed meeting minutes

Second by Commissioner Barrera **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, Martin, and Chairman Lawler

Nays: None **Motion to approve passes, 9-0**

- 4. Replat (6:05pm):** Open a public hearing on a request for approval of Replat #18-97000015 by Jana Gutierrez for the proposed Thielen Acres Subdivision, a replat of a portion of Lots 287, 288, & 293, La Porte Outlots Subdivisions.

Staff Presentation: City Planner, Mr. Ian Clowes, addresses the Planning and Zoning Commission regarding the Thielen Acres Subdivision replat. The request is for a residential replat of a single parcel into 2 separate residential parcels. The property is zoned Large Lot District (LLD). If approved, all of the requirements for the Large Lot District (LLD) zoning district will be met regarding area requirements. Staff's recommendation is to approve.

Applicant Presentation: N/A

Public Comments (for, against, or question): 400 N L St. – Questioned how many lots will be created from the replat and how many additional homes would be permitted to be built.

Questions and Answer: Commissioner Barrera asked if it would create a new subdivision, which it would.

5. Adjourn Public Hearing (6:10pm)

6. Consideration: (6:11pm)

Motion by Commissioner Follis to approve Replat #18-97000015 by Jana Gutierrez for the proposed Thielen Acres Subdivision

Second by Commissioner Kendrick

Motion to approve carried

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, Martin and Chairman Lawler

Nays: None

Motion to approve passes, 9-0

7. Replat (6:11pm): Open a public hearing on a request for approval of Replat #18-97000022 by Eric Brown of Total Surveyors, Inc for the proposed Richard Brown Place Subdivision, a replat of Lots 1-4 & Lots 9-12, Block 2, Greendale Subdivision.

Staff Presentation: City Planner, Mr. Ian Clowes, addresses the Planning and Zoning commission regarding the Richard Brown Place Subdivision replat. The subject property is zoned Low-Density Residential (R-1) and the minimum area requirements if granted the replat would still be met. Staff's recommendation is to approve.

Applicant Presentation: N/A

Public Comments (for, against, or question): N/A

Question and Answer: Commissioner Follis raises concerns that this replat, if granted, could be regarded as a deviation from the nature of the surrounding nature of the Large Lot District (LLD), even with the subject property being zoned Low-Density Residential (R-1).

8. Adjourn Public Hearing (6:26pm)

9. Consideration: (6:27pm)

Motion by Commissioner Martin to approve Replat #18-97000022 by Eric Brown of Total Surveyors, Inc for the proposed Richard Brown Place Subdivision

Second by Commissioner Barrera

Motion to approve carried

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, Martin and Chairman Lawler

Nays: None

Motion to approve passes, 9-0

- 10. Public Hearing (6:27pm):** Open Public hearing to receive input on an application for Zone Change #19-92000001, a request by Justin E. Bennett of Phelan-Bennett Development, applicant; on behalf of Carrington F. Weems, owner; for approval of a zone change from General Commercial (GC) to Planned Unit Development (PUD), on a 5.051 acre tract of land located at the NE Corner of S. 16th St. and W. M St., and legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision.

Staff Presentation: City Planner, Mr. Ian Clowes, addresses the Planning and Zoning commission regarding the proposed Zone Change #19-92000001, by Justin E. Bennett, to rezone a tract of land located at the NE Corner of S. 16th St. and W. M St. from General Commercial (GC) to Planned Unit Development (PUD). Mr. Clowes stated that the zone change was requested by Mr. Bennett for a proposed warehouse-oriented type of development. With the majority of the surrounding area being industrial in nature and this not being considered spot zoning, Staff offered a recommendation of approval.

Public Comment: N/A

Applicant Presentation: Justin Bennett, 1403 Maryland St, Houston TX – Approaches the commission with a general plan of an industrial facility proposed for the area. The emphasis for uses in this location would be more merchant wholesale distribution/warehousing.

Question and Answer: Commissioner Follis inquired about the desires of Justin Bennett trying to rezone and develop this parcel. Commissioner Follis also questioned staff for clarification regarding the difference between general warehousing and merchant wholesale distribution. Other members of the commission question how this

development would impact the area. Commissioner Martin makes note that it wouldn't affect much since it's the nature of 16th St.

11. Adjourn Public Hearing (7:13pm)

12. Consideration: (7:14pm)

Motion by Commissioner Kendrick to recommend approval of Zone Change #19-92000001, a request by Justin E. Bennett of Phelan-Bennett Development for approval of a zone change from General Commercial (GC) to Planned Unit Development (PUD), to City Council.

Second by Commissioner Warren

Motion to approve carried

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, Martin and Chairman Lawler

Nays: None **Motion to approve passes, 9-0**

13. Future Land Use Map Amendment (7:20pm): Consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 5.051 acre tract of land located at the NE Corner of S. 16th St. and W. M St., and legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision, from "Commercial" to "Light Industrial"

Staff Presentation: City Planner, Mr. Ian Clowes, approaches the Planning and Zoning commission with a staff recommendation of a Future Land Use Map change from "Commercial" to "Light industrial" for the property in question.

Motion by Commissioner Warren to approve recommendation to La Porte City Council for a Future Land Use Map amendment for the land use designation from "Commercial" to "Light Industrial"

Second by Commissioner Barrera **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, Martin and Chairman Lawler

Nays: None **Motion to approve passes, 9-0**

- 14. Public Hearing:** Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #19-91000002, a request by Justin E. Bennett of Phelan-Bennett Development, applicant; on behalf of Carrington F. Weems, owner; to allow for a SPEC industrial facility, to be located on a 5.051 acre tract of land located at the NE Corner of S. 16th St. and W. M St. and legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision.

Staff Presentation: City Planner, Mr. Ian Clowes, approaches the Planning and Zoning commission with the Special Conditional use Permit (SCUP) request #19-92000002 by Justin E. Bennett to allow for an industrial-style development on a Planned Unit Development (PUD) if the aforementioned zone change is granted. This includes a recommendation of a list of permitted NAICS codes for the property as well as regulations on outside storage as conditions of approval for the SCUP.

Public Comment: N/A

Applicant Presentation: N/A

Question and Answer: Commissioner Follis and Chairman Lawler ask staff for clarification regarding the ability to impose increased screening for the property as a condition of the SCUP approval.

15. Adjourn Public Hearing (7:40pm)

16. Consideration: (7:42pm)

Motion by Commissioner Kendrick to recommend approval for SCUP #19-91000002, a request by Justin E. Bennett of Phelan-Bennett Development for approval to construct a SPEC industrial facility, to be located on a 5.051 acre tract of land located at the NE Corner of S. 16th St. and W. M St. and legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision with the following conditions: *No warehousing uses, no trucking freight uses, screening requirements similar to that of commercial uses adjacent to residential properties on the North & East sides, and a Tier 2 façade design*, to City Council.

Second by Commissioner Follis

Motion to recommend approval carried

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, Martin and Chairman Lawler

Nays: None **Motion to recommend approval passes, 9-0**

17. Discussion (7:42pm)

- a. Discuss proposal to utilize two areas of undeveloped public right-of-way located on portions of S. Lobit St. and Jefferson St. fronting Galveston Bay, for park/recreation purposes.

Commission decided to bring discussion back as item for future meeting.

18. Administrative Reports (7:59pm): City Planner, Mr. Ian Clowes, updates the commission regarding the status of the multi-family developments and a loose timeline of expected commencement of structure building.

19. Commission Comments (8:00pm): N/A

20. Adjourn (8:01 pm)

Motion by Commissioner Warren to adjourn the Planning and Zoning Commission meeting
Second by Commissioner Wheeler-Hall **Motion to adjourn carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, Martin and Chairman Lawler

Nays: None **Motion to approve passes, 9-0**

Respectfully submitted,



Chase Stewart
Planning Technician

Passed and Approved on May 16th, 2019.



Hal Lawler
Chairman, Planning and Zoning Commission

A handwritten signature in black ink, appearing to read 'Trey Kendrick', written over a horizontal line.

Trey Kendrick
Secretary, Planning and Zoning Commission